



**LOCKHART GARDENS, INC.**

P.O. Box 7020  
 St. Thomas, VI 00801

Telephone: (340) 776-1900 Fax: (340) 776-1940

**Statement**

Date: 10-Apr-2019

Payment:

Building: Lockhart Gardens Shopping Center

Unit: A-1

Business Phone: () 774-4046

Cell Phone:

Fax:

**Page: 1**

**Kmart #7793**

Sears Holdings Corp. - Dept. 824RE  
 3333 Beverly Road  
 Hoffman Estates, IL 60179

Date	Description	Reference	Amount	Applied	Balance
15-May-2018	Water	Utility: Water MeterID: KMAR 950 40941	776.00	-726.29	49.71
15-Jun-2018	Water	Utility: Water MeterID: KMAR 950 41208	1,068.00	0.00	1,117.71
15-Aug-2018	Water	Utility: Water MeterID: KMAR 950 41808	592.00	0.00	1,709.71
24-Sep-2018	Water	Utility: Water MeterID: KMAR 950 42228	480.00	0.00	2,189.71
15-Oct-2018	Water	Utility: Water MeterID: KMAR 950 42544	364.00	0.00	2,553.71
17-Dec-2018	Water	Utility: Water MeterID: KMAR 950 43014	728.00	0.00	3,281.71
31-Dec-2018	% Rent	Percentage Rent 43299	127,341.79	-27,212.77	103,410.73
31-Dec-2018	% Rent	Percentage Rent - Reverse incorr 43299 REV	-127,341.79	0.00	-23,931.06
31-Dec-2018	% Rent	Percentage Rent - Revised Overa 43615	135,018.27	0.00	111,087.21
15-Feb-2019	Water	Utility: Water MeterID: KMAR 950 43453	1,176.00	0.00	112,263.21
22-Feb-2019	P/T Annual	Property Tax Annual - 2018 43354	33,543.57	0.00	145,806.78
15-Mar-2019	Water	Utility: Water MeterID: KMAR 950 43764	228.00	0.00	146,034.78
<b>Current</b>		<b>31 - 60 Days</b>	<b>61 - 90 Days</b>	<b>91+ Days</b>	<b>Amount Due</b>
\$228.00		\$34,719.57	\$0.00	\$111,087.21	\$146,034.78



**LOCKHART GARDENS, INC.**  
 P.O. Box 7020  
 St. Thomas, VI 00801

Telephone: (340) 776-1900      Fax: (340)  
 776-1940

Federal Tax # 66-0591732

State Tax # 66-0591732

**Invoice**

**Invoice # 41808**

Date: 15-Aug-2018

Building: Lockhart Gardens Shopping Center  
 Unit: A-1

**Kmart #7793**

Sears Holdings Corp. - Dept. 824RE  
 3333 Beverly Road  
 Hoffman Estates, IL 60179

Business Phone: () 774-4046  
 Cell Phone:  
 Fax:

Page: 10

Description							Amount
Water Meters							\$592.00
<b>Service Address:</b>	#1, #1A, #1B & #3 10th Street Unit #						<b>Meter Number</b> KMAR 95045279
<b>Service Period - From:</b>	15-Jul-2018 To: 15-Aug-2018 Days: 31						
<b>Present Reading</b>	<b>Previous Reading</b>	<b>Usage</b>	<b>Conversion 1</b>	<b>Conversion 2</b>	<b>Total Usage</b>	<b>Billing Units</b>	
8099600	8084800	14800	1	1	14,800.0	Gallons	
Water Reimbursement	14,800.0 @ 0.040000						\$592.00
	Water Meters Payment Due by 03-Sep-2018						Total Charge: \$592.00
St. Thomas, VI 00802							<b>Invoice Total Amount Due</b> \$592.00



**LOCKHART GARDENS, INC.**  
 P.O. Box 7020  
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Telephone: (340) 776-1900      Fax: (340)  
 776-1940

Federal Tax # 66-0591732

State Tax # 66-0591732

**Invoice**

**Invoice # 43453**

Date: 15-Feb-2019

Building: Lockhart Gardens Shopping Center  
 Unit: A-1

**Kmart #7793**

Sears Holdings Corp. - Dept. 824RE  
 3333 Beverly Road  
 Hoffman Estates, IL 60179

Business Phone: () 774-4046  
 Cell Phone:  
 Fax:

Page: 11

Description							Amount
Water Meters							\$1,176.00
<b>Service Address:</b>	#1, #1A, #1B & #3 10th Street Unit #						<b>Meter Number</b> KMAR 95045279
<b>Service Period - From:</b>	17-Dec-2018 To: 15-Feb-2019 Days: 60						
<b>Present Reading</b>	<b>Previous Reading</b>	<b>Usage</b>	<b>Conversion 1</b>	<b>Conversion 2</b>	<b>Total Usage</b>	<b>Billing Units</b>	
8179100	8149700	29400	1	1	29,400.0	Gallons	
Water Reimbursement	29,400.0 @ 0.040000						\$1,176.00
	Water Meters Payment Due by 01-Mar-2019						Total Charge: \$1,176.00

**Kmart Corporation #7793**

#1, #1A, #1B & #3 10th Street #A-1

St. Thomas, VI 00802

**Invoice Total Amount Due**

\$1,176.00



**LOCKHART GARDENS, INC.**  
 P.O. Box 7020  
 St. Thomas, VI 00801

Telephone: (340) 776-1900      Fax: (340)  
 776-1940

Federal Tax # 66-0591732

State Tax # 66-0591732

**Invoice**

**Invoice # 41208**

Date: 15-Jun-2018

Building: Lockhart Gardens Shopping Center  
 Unit: A-1

**Kmart #7793**

Sears Holdings Corp. - Dept. 824RE  
 3333 Beverly Road  
 Hoffman Estates, IL 60179

Business Phone: () 774-4046  
 Cell Phone:  
 Fax:

Page: 11

Description							Amount
Water Meters							\$1,068.00
<b>Service Address:</b>	#1, #1A, #1B & #3 10th Street Unit #						<b>Meter Number</b> KMAR 95045279
<b>Service Period - From:</b>	15-May-2018 To: 15-Jun-2018 Days: 31						
<b>Present Reading</b>	<b>Previous Reading</b>	<b>Usage</b>	<b>Conversion 1</b>	<b>Conversion 2</b>	<b>Total Usage</b>	<b>Billing Units</b>	
8056700	8030000	26700	1	1	26,700.0	Gallons	
Water Reimbursement	26,700.0 @ 0.040000						\$1,068.00
	Water Meters Payment Due by 02-Jul-2018						Total Charge: \$1,068.00
St. Thomas, VI 00802							<b>Invoice Total Amount Due</b> \$1,068.00



P.O. Box 7020  
St. Thomas, U.S. Virgin Islands 00801-4090  
Voice: 340-776-1900 ■ Fax: 340-776-1940  
Website: [www.lockhartgardensvi.com](http://www.lockhartgardensvi.com)

February 21, 2019

Sears Holdings  
Property Tax Dept.; B2-110A  
3333 Beverly Road  
Hoffman Estates, IL 60179

RE: Store #7793 -St. Thomas, USVI

Dear Client:

We have received the bills for the 2018 Real Estate Taxes assessed on Lockhart Gardens Shopping Center. We have enclosed an invoice for Kmart's proportionate share of 2018 Real Estate Taxes.

In accordance with Section 3.6 of your Lease Agreement, the amount owed by Kmart is calculated as follows:

Real Estate Tax Bill - 2018 (copies enclosed)	\$65,581.89
Less: Land lease	<u>(987.59)</u>
Adjusted Property Taxes	\$64,594.30
 Kmart's Share:	 \$64,594.30
	x <u>60,000</u> = <u>\$33,543.57</u>
	115,541

Please remit payment on the attached invoice within 30 days. Do not hesitate to call us if we can be of any further assistance.

Sincerely,

A handwritten signature in blue ink that appears to read "Debbie Brathwaite".

Debbie Brathwaite  
Controller

enclosures

cc: Marna Green, Property Manager



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS  
OFFICE OF THE LIEUTENANT GOVERNOR  
TAX ASSESSOR'S OFFICE  
No. 5049 Kongens Gade #18  
Charlotte Amalie, St. Thomas, Virgin Islands 00802-6487

Pay Online: [propertytax.vi.gov](http://propertytax.vi.gov)

RECEIVED JUL 09 2018

## NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL

Dear Property Owner,

Your 2018 Notice of Change of Assessment and Real Property Tax Bill has been prepared in a two-part format. If you had an overpayment from your 2017 tax bill, this bill reflects a prepayment. Please pay Balance Due listed below. If there is still an overpayment the additional credit will be applied towards the 2019 tax bill. Wastewater User Fees charges and any outstanding property taxes are explained on the reverse side of this bill.

You may now pay your property tax bill online at <http://propertytax.vi.gov>, or, a return envelope is enclosed for your convenience. If you choose to pay your bill by mail, tear off the lower portion of the tax bill and return it in the enclosed return envelope with your check or money order made payable to the GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS. DO NOT SEND CASH.

You may also pay in person by cash, check, money order, or credit card (MasterCard or Visa). The cashier will retain the lower section of your bill.

THE DUE DATE OF THE REAL PROPERTY TAX BILL IS JULY 28, 2018. PAY BY SEPTEMBER 28, 2018 TO AVOID BECOMING DELINQUENT AND INCURRING LATE PAYMENT CHARGES OF ONE (1) PERCENT PER MONTH.

You may file an INFORMAL REVIEW (IR) with the Tax Assessor's Office in your district within 45 calendar days after the issuance of the tax bill by sending an IR Form to [propertytaxreview@lgo.vi.gov](mailto:propertytaxreview@lgo.vi.gov). You may also mail in the IR Form or you are also invited to visit the Tax Assessor's Office in your district where you can file the IR. Call (340) 776-8505 or visit us at [www.ltg.gov.vi](http://www.ltg.gov.vi) for details.

VIC, T 33, § 2451, If aggrieved with this assessment, you may file a FORMAL appeal to the Board of Tax Review, Department of Finance.

ACT 7984 established a minimum tax of \$360 due for any real property with exemptions and credits and Commercial real property to include buildings with five units or more, effective January 1, 2018

2018 REAL PROPERTY BILLS ARE SENT TO THE OWNER AS OF JANUARY 1, 2018.

2018

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL  
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
St. Thomas

2018

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
3-10TH STREET, KMArt STORE NEW QTR							1-05503-0101-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
1,071,300	5,138,800	6,210,100	44,153.81	0.00	44,153.81	0.00	44,153.81	0.00	44,153.81

Bill issuance date: Thursday, June 28, 2018

TAX RATE .007110

TAX CREDITS APPLIED

REMAINING CREDIT

2018

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL  
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
St. Thomas

2018

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
3-10TH STREET, KMArt STORE NEW QTR							1-05503-0101-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
1,071,300	5,138,800	6,210,100	44,153.81	0.00	44,153.81	0.00	44,153.81	0.00	44,153.81

Bill issuance date: Thursday, June 28, 2018

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TAX CREDITS APPLIED

REMAINING CREDIT

Remittance Copy

LOCKHART GARDENS, INC  
PO Box 7020  
St Thomas, VI 00801



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THE UNITED STATES VIRGIN ISLANDS  
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TAX ASSESSOR'S OFFICE  
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St. Thomas

**2018**

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
1A-10TH ST. EST. THOMAS(GRAND UN NEW QTR)							1-05503-0103-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
812,500	786,600	1,599,100	11,369.60	0.00	11,369.60	0.00	11,369.60	0.00	11,369.60

Bill issuance date: Thursday, June 28, 2018

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TAX RATE .007110

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**2018**

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GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
St. Thomas

**2018**

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
1A-10TH ST. EST. THOMAS(GRAND UN NEW QTR)							1-05503-0103-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
812,500	786,600	1,599,100	11,369.60	0.00	11,369.60	0.00	11,369.60	0.00	11,369.60

Bill issuance date: Thursday, June 28, 2018

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GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
St. Thomas

2018

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
1B & 1A-1A-10TH STREET 6A NEW QTR							1-05503-0102-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
367,500	891,400	1,258,900	8,950.78	0.00	8,950.78	1,107.70	10,058.48	0.00	10,058.48

Bill issuance date: Thursday, June 28, 2018

TAX CREDITS APPLIED

TAX RATE .007110

H. E. LOCKHART DEVP. INC.  
PO Box 7020  
St Thomas, VI 00801

REMAINING CREDIT

2018

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL  
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
St. Thomas

2018

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1B & 1A-1A-10TH STREET 6A NEW QTR							1-05503-0102-00		
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Bill issuance date: Thursday, June 28, 2018

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 THE UNITED STATES VIRGIN ISLANDS  
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Charlotte Amalie, St. Thomas, Virgin Islands 00802-6487

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 St. Thomas**

**2018**

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
THOMAS ESTATE 1B&1A-1A-10th ST. 6A NEW QTR							1-05503-0134-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
14,700	0	14,700	104.52	0.00	104.52	0.00	104.52	0.00	104.52
Bill issuance date: Thursday, June 28, 2018									
TAX CREDITS APPLIED									
TAX RATE .007110									
REMAINING CREDIT									

LOCKHART GARDENS, INC  
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 St Thomas, VI 00801

**2018**

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 St. Thomas**

**2018**

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
THOMAS ESTATE 1B&1A-1A-10th ST. 6A NEW QTR							1-05503-0134-00		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	AMOUNT OF TAX	LESS CREDITS	TAX AMOUNT DUE	WASTEWATER USER FEE	AMOUNT DUE	PREPAYMENTS	BALANCE DUE
14,700	0	14,700	104.52	0.00	104.52	0.00	104.52	0.00	104.52
Bill issuance date: Thursday, June 28, 2018									
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